

48-332

DK 7744 PG 271

WARRANTY DEED
(Maine Statutory Short Form)

TRANSFER
TAX
PAID

KNOW ALL BY THESE PRESENTS, that **DELTA REALTY LLC**, a Maine limited liability company with a principal place of business at 120 Exchange Street, Portland, Maine, for consideration paid, GRANT TO **MADESSA REALTY, I.L.C.**, a Maine limited liability company whose mailing address is 3 Roosevelt Avenue, Waterville, Maine, with WARRANTY COVENANTS, the real estate in Waterville, Maine, described as follows:

042435

A certain lot or parcel of land with the building and improvements thereon located in said Waterville located at the southwesterly corner of the intersection of Main Street and North Street, being more particularly bounded and described as follows:

Beginning at a granite monument at the intersection of the southerly sideline of North Street and the Westerly sideline of Main Street;

Thence running South 7° 34" West by the westerly sideline of Main Street a distance of 63.2 feet to a granite monument found in land now or formerly of Daniel J. Dubord;

Thence running North 82° 51" West by said Dubord land a distance of 220.2 feet to a ¾ inch steel pin set;

Thence running North 21° 32" East by other land of the Grantor herein a distance of approximately 133 feet to a point and the southerly sideline of North Street;

Thence running South 63° 13" East by the southerly sideline of North Street a distance of approximately 246 feet to the point of beginning.

Reference is made to a survey prepared by Rowe & Wendell dated April, 1997 as revised November, 2000. Courses are magnetic as of April, 1997.

Meaning and intending to convey premises formerly described as follows:

Bounded easterly by said upper Main Street; northerly by North Street; westerly by the North Grammar School House lot; southerly by land formerly of the late George W. Dorr, now of Dorr Building, Inc. and the same conveyed to Everett B. Harris by the Waterville Savings Bank by its deed of December 8, 1923 and recorded in Kennebec Registry of Deeds in Book 596, Page 411.

Being a portion of the premises conveyed to the Grantor herein by deed of I. Lawrence Gelman, Sole Trustee of the North Street Realty Trust dated December 13, 2002 and recorded in said Registry of Deeds in Book 7202, Page 73.

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EXCEPTING AND RESERVING to the Grantor herein and its successors and assigns, a perpetual easement over a portion of the land herein conveyed marked with cross-hatching on the attached Exhibit A for ingress and egress and the parking of motor vehicles at the risk of the Grantor, including the right to pave and mark the pavement areas, which parking area shall be used in common with the grantee but the parties agree to cooperate in order to facilitate the Grantor's ability to use and enjoy the rights herein reserved. No overnight parking shall be permitted in the easement area. If and when the Grantor herein transfers its retained real estate which is the beneficiary of this easement, if the new owner no longer wishes to retain the foregoing parking easement then such new owner may release this easement pursuant to a release deed duly acknowledged and recorded, but the owner of the benefited real estate shall be under no obligation to release this parking easement.

Subject to current 2003-04 taxes to the City of Waterville not yet due and payable.

IN WITNESS WHEREOF, the undersigned have/has caused this instrument to be signed and sealed on November 21, 2003.

DELTA REALTY LLC

J. R. All
Witness

By: Arthur P. Girard
Arthur P. Girard, its Manager

State of Maine
County of Cumberland, ss

November 21, 2003

Then personally appeared before me the above named Arthur P. Girard and acknowledged the foregoing to be his free act and deed in his said capacity and the free act and deed of said limited liability company.

Before me,

J. R. All
Notary Public/Attorney at Law
Name: Lawrence R. Clough

[illegible]